



City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

APRIL 8, 2020

9:00 A.M.

This Meeting Was Conducted Electronically

STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

Ms. Reardon called the meeting to order at 9:04 a.m.

STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner
Ellen Kokinda, Administrative Analyst
Megan Arciniega, Associate Planner
Michelle Bedard, Associate Planner
Tony Boughman, Associate Planner
Mary Ternovskaya, Commission Secretary

I. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
No requests.
- B. Announcements and appeals.
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.
No public comment.

II. CONTINUED ITEM CONTINUED FROM MARCH 25, 2020**ACTUAL TIME: 9:05 A.M.****APPLICATION OF HEIDI JONES, APPLICANT FOR P3 SANTA BARBARA LLC, 1964 LAS CANOAS ROAD, APN 021-010-028, RS-1A ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC) (PLN2019-00426)**

The 35-acre site is located within the Extreme Foothill High Fire Hazard Area, and is currently developed with a residential rehabilitation treatment center. The proposed project involves construction of a new 325 square foot accessory structure to house a new fire sprinkler pump system that will provide critical fire infrastructure to service the property's fire protection system. The project also includes the complete replacement of the existing domestic water and fire sprinkler water supply lines to the subject property, and replacement of the domestic water pump system located within the existing pump house. Other site alterations include associated site landscaping, irrigation, and grading.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is a Front Yard Modification to allow a detached accessory building to be located within the Front Yard (SBMC §30.140.020 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Michelle Bedard, Associate Planner, gave the Staff presentation and recommendation.

Heidi Jones, Applicant, gave the Applicant presentation, and was joined by Robert Schmidt, Principal Engineer and Martha Degasis, Landscape Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:21 p.m., and as no one wished to speak, it closed.

ACTION:**Assigned Resolution No. 005-20**

Approved the Front Yard Modification, making the finding as outlined in the Staff Report dated March 19, 2020, and as revised at the hearing.

Said approval is subject to the condition as outlined in the Staff Report dated March 19, 2020.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission. Appeals must be e-mailed to the Case Planner, Michelle Bedard at MBedard@SantaBarbaraCA.gov and Danny Kato, DKato@santabarbaraca.gov.

III. PROJECTS

ACTUAL TIME: 9:25 A.M.

A. APPLICATION OF PAUL POIRIER, APPLICANT FOR R. POLTL & ASSOCIATES, 29 S MILPAS STREET, APN 017-171-024, C-R ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (PLN2020-00016)

The project proposes alterations to an existing shopping center. Alterations include a façade alteration for a new gable roof at the south end of the shopping center, the replacement of four parking spaces with four shopping cart corrals where customers return shopping carts in the parking lot, and reconfiguration of a group of five existing parking spaces and installation of one new space.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. A Parking Modification to allow a reduction of four parking spaces for the shopping center parking lot which is nonconforming to the required number of parking spaces (SBMC §30.175.040.B.2).
2. A Setback Modification to allow the addition of a new parking space, and reconfiguration of parking spaces within the 10-foot C-R Zone front setback along Carpinteria Street (SBMC Table 30.25.030).
3. A Setback Modification to allow alterations to the roof to increase its height within the 10-foot C-R Zone front setback along Carpinteria Street (SBMC §30.165.040.B and SBMC Table 30.25.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Tony Boughman, Associate Planner, gave the Staff presentation and recommendation.

Paul Poirier, Applicant, gave the Applicant presentation, and was joined by Scott Schell, Associated Transportation Engineers.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:47 p.m., and as no one wished to speak, it closed.

ACTION:

Assigned Resolution No. 006-20

Approved the Parking Modification and Setback Modifications making the findings as outlined in the Staff Report dated April 1, 2020, and as revised at the hearing.

Said approval is subject to the condition as outlined in the Staff Report dated April 1, 2020.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission. Appeals must be e-mailed to the Case Planner, Tony Boughman at TBoughman@SantaBarbaraCA.gov and Danny Kato, DKato@santabarbaraca.gov.

ACTUAL TIME: 9:53 A.M.

B. APPLICATION OF BRETT ETTINGER, APPLICANT FOR MATT DAVIS, OWNER, 1431 OLIVE STREET, APN 029-022-007, R-M ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (PLN2019-00428)

The 6,250 square-foot site is currently developed with single residential unit and detached carport. The project involves demolition of the existing 120 square foot carport and 105 square feet of the existing residence, and construction of a new 400 square foot detached garage and 900 square foot accessory dwelling unit.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow for open yard area that does not meet the minimum size requirements or standards and location requirements for single residential units (SBMC §30.140.140 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Megan Arciniega, Project Planner, gave the Staff presentation and recommendation.

Brett Ettinger, Applicant, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 10:12 p.m., and as no one wished to speak, it closed.

Written correspondence from Richard Weger and Kathleen Dagg was acknowledged.

ACTION:

Assigned Resolution No. 007-20

Approved the Open Yard Modification, making the finding as outlined in the Staff Report dated March 30, 2020, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission. Appeals must be e-mailed to the Case Planner, Megan Arciniega at MArciniega@SantaBarbaraCA.gov and Danny Kato, DKato@santabarbaraca.gov.

ACTUAL TIME: 10:24 A.M.

C. APPLICATION OF TED MEEDER, APPLICANT FOR JON BLAKE, OWNER, 2316 CLIFF DRIVE, APN 041-242-024, R-S 7.5 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (PLN2020-00117)

The 4,938 square foot property is currently developed with a 788 square foot single residential unit and 374 square foot attached single-car garage. The proposed project involves demolition of the existing garage and construction of a new 495 square foot detached garage and storage area with a 482 square foot accessory dwelling unit above it.

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Open Yard Modification to allow for open yard area that does not meet the minimum size requirements for single residential units (SBMC §30.140.140 and SBMC §30.250.030.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Megan Arciniega, Project Planner, gave the Staff presentation and recommendation.

Ted Meeder, Applicant, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 10:35 p.m., and as no one wished to speak, it closed.

ACTION:

Assigned Resolution No. 008-20

Approved the Open Yard Modification, making the finding as outlined in the Staff Report dated March 30, 2020.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission. Appeals must be e-mailed to the Case Planner, Megan Arciniega at MArciniega@SantaBarbaraCA.gov and Danny Kato, DKato@santabarbaraca.gov.

IV. **ADJOURNMENT**

Ms. Reardon adjourned the meeting at 10:38 a.m.

Submitted by,



Mary Ternovskaya, Commission Secretary